165.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,305,500 / 1,305,500
					USE VALUE:	1,305,500 / 1,305,500
					ASSESSED:	1,305,500 / 1,305,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96	-98	APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARINO JOSEPH A/ TRUSTEE
Owner 2:	96-98 APPLETON STREET REALTY
Owner 3:	TRUST
Street 1:	127 VEST WAY
Street 2:	
Twn/City:	NORTH ANDOVER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01845 Type:

PREVIOUS OWNER

Owner 1:	CURRY JAMES M -
Owner 2:	-
Street 1:	96 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .168 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1908, having primarily Asbestos Exterior and 4019 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7313.000	857,900		447,600	1,305,500
Total Card	0.168	857,900		447,600	1,305,500
Total Parcel	0.168	857,900		447,600	1,305,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.85 /Parcel: 324.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	857,900	0	7,313.	447,600	1,305,500		Year end	12/23/2021
2021	104	FV	478,400	0	7,313.	447,600	926,000		Year End Roll	12/10/2020
2020	104	FV	478,900	0	7,313.	447,600	926,500	926,500	Year End Roll	12/18/2019
2019	104	FV	366,400	0	7,313.	447,600	814,000	814,000	Year End Roll	1/3/2019
2018	104	FV	367,300	0	7,313.	396,400	763,700	763,700	Year End Roll	12/20/2017
2017	104	FV	343,800	0	7,313.	332,500	676,300	676,300	Year End Roll	1/3/2017
2016	104	FV	343,800	0	7,313.	332,500	676,300	676,300	Year End	1/4/2016
2015	104	FV	305,200	0	7,313.	287,700	592,900	592,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12750

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURRY JAMES M ,	74911-465	1	6/17/2020	Change>Sale	800,000	No	No		
CURRY JOHN F &	48458-283		11/8/2006	Family	300,000	No	No		Margie Curry dod 4/11/2020
	8809-57		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2020	1380	Heat App	8,000	C				
6/30/2020	706	Renovate	364,000	O				
9/19/2006	790	Re-Roof	9,875					

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
7/28/2018	Inspected	HS	Hanne S
6/25/2018	MEAS&NOTICE	CC	Chris C
11/12/2008	Meas/Inspect	355	PATRIOT
12/6/1999	Meas/Inspect	263	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7313		Sq. Ft.	Site		0	70.	0.87	8									447,573						447,600	

PRINT

Date	Time
12/30/21	15:30:31

LAST REV

Date	Time
06/24/21	08:16:12
danam	

User Acct: 108975
GIS Ref:
GIS Ref:
Insp Date: 07/28/18

!12750!

USER DEFINED

Prior Id # 1:	108975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.16788	Total SF/SM:	7313	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	447,573	Spl Credit		Total:	447,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1908	Eff Yr Blt:	2021
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97527874
Const Adj.:	0.94990498
Adj $ / SQ:	166.756
Other Features:	142909
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	866525
Depreciation:	8665
Depreciated Total:	857859

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	8	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	8	4	
Totals			
2	16	8	

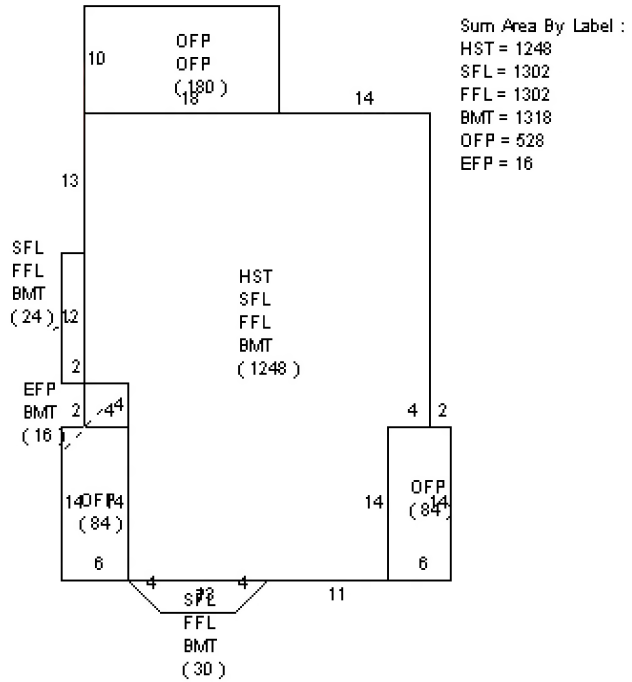
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	183.43
Special Features:	0	Val/Su Net:	168.55
Final Total:	857900	Val/Su SzAd	265.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,318	72.540	95,606
FFL	First Floor	1,302	166.760	217,116
SFL	Second Floor	1,302	166.760	217,116
HST	Half Story	624	166.760	104,056
OFP	Open Porch	528	18.640	9,843
EFP	Enclos Porch	16	68.960	1,103

Net Sketched Area:	5,090	Total:	644,840

Size Ad	3228	Gross Area	5714	FinArea	4019

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	